



Gaithersburg

A CHARACTER COUNTS! CITY

DWELLING UNITS AND ESTIMATED POPULATION

January 1999

City of Gaithersburg, Planning and Code Administration
31 South Summit Avenue, Gaithersburg, Maryland 20877
Telephone: 301-258-6330

PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of January 1999.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning and Code Administration, county tax maps, aerials, and phone verification, as well as field inspections conducted by the staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning and Code Administration.

CHART DEFINITIONS AND ABBREVIATIONS

CENSUS BLOCK: smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

CENSUS TRACT: a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

CONDOMINIUM (C): townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): a dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1 person per unit for the elderly.

FUTURE DWELLING UNIT (FUT DU): a dwelling unit approved for construction or under construction as of the date of this report.

HOMEOWNERS' ASSOCIATION (H): a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

NEIGHBORHOOD: one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

OTHER USES: houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): total estimated population upon completion of all approved residential construction projects.

PROJECTED GROWTH: estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

RENTAL (R): a dwelling unit that is available for rent.

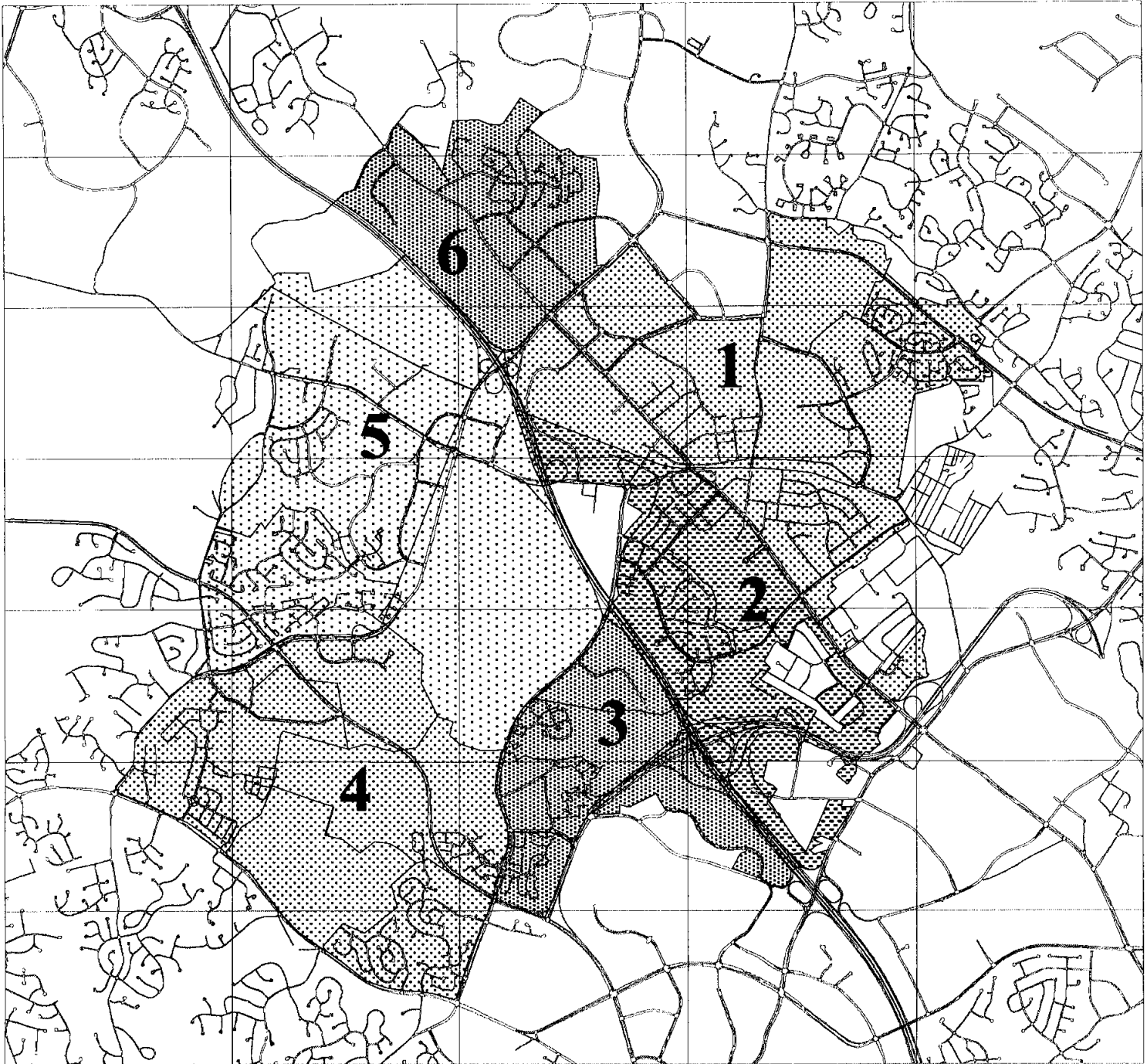
TAX MAP: maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

TO BE COMPLETED (TO BE COMPL): dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): completed dwelling units ready for occupancy.

UNIT TOTAL: combination of completed and to be completed dwelling units.

Gaithersburg's Planning Neighborhoods



CITY OF GAITHERSBURG
JANUARY 1999
DWELLING UNITS AND ESTIMATED POPULATION

1-Jan-99

NEIGHBORHOOD 1	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
OLDE TOWNE			

DWELLING TYPE: SINGLE FAMILY													
POPULATION FACTOR: H				TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
3.15 C				MAP	TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
E. DEER PARK/LYNPARK/BEANE				FT 561	401	401	0	0	1,263	0	1,263	7007.04	101,102,103,104,105,106,107,108
EAST DIAMOND				FT 562	21	15	6	0	47	0	47	7007.08	906-908
EMORY HILLS (COX PROPERTY)				FT 563	6	0	0	6	0	19	19	7007.09	523A
EMORY WOODS				FT563	11	0	0	11	0	35	35	7007.09	901A
REALTY PARK				FT 342	60	58	2	0	183	0	183	7007.07	108 928 107
RUSSELL & BROOKES ADDITION				FT 562	65	51	14	0	161	0	161	7007.07	101,104,105,106,913,914,924
SAYBROOKE II				H FT 562	143	143	0	0	450	0	450	7007.08	901A
SAYBROOKE IV				H GT 122	19	19	0	0	60	0	60	7007.08	901A
SAYBROOKE VILLAGE				H GT 122	416	416	0	0	1,310	0	1,310	7007.08	901A
SCATTERED 1/				FT 562	7	7	0	0	22	0	22	7007.05	113 & 7007.04 303
WALKER'S ADDITION				FT 562	28	28	0	0	88	0	88	7007.07	107 106
GATEWAY COMMONS				C FS 563	52	52	0	0	164	0	164	7007.04	205
WHETSTONE RUN				H FT 562	86	86	0	0	271	0	271	7007.08	901 902 909
SINGLE FAMILY SUBTOTAL					1,315	1,276	22	17	4,019	54	4,073		

29, 601, 607, & 611 S. FREDERICK AVE.

DWELLING TYPE: TOWNHOUSES												
POPULATION FACTOR: H TAX				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
2.89 C MAP				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
ASBURY VILLAS (DUPLXES)*		FT 342		77	74	3	0	148	0	148	7007.07	928
AUDUBON SQUARE (FALLBROOK)	H	FT 562		234	234	0	0	676	0	676	7007.08	906
CAROLANN COURTS CONDO	C	FT 562		24	24	0	0	69	0	69	7007.08	906
EMORY WOODS		FT 563		27	0	0	27	0	78	78	7007.09	901A
GATEWAY COMMONS	H	FS 563		83	83	0	0	240	0	240	7007.04	205
LEE AVENUE DUPLEXES	H	FT 562		4	4	0	0	12	0	12	7007.07	
NEWPORT ESTATES SECTION I	C	FT 562		54	54	0	0	156	0	156	7007.08	
NEWPORT ESTATES SECTION II	C	FT 562		103	103	0	0	298	0	298	7007.08	901A
NEWPORT ESTATES SECTION III	C	FT 562		134	134	0	0	387	0	387	7007.08	910
TOWNHOUSE SUBTOTAL				740	710	3	27	1,986	78	2,064		

* Population Factor: 2

(1) "other uses": 24&30 Maryland Ave. (guest houses) and 28 Maryland Ave. (model home)

CITY OF GAITHERSBURG
JANUARY 1999
DWELLING UNITS AND ESTIMATED POPULATION

99

NEIGHBORHOOD 1, CONTINUED OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
---	----------------	-----------------------------------	--------

DWELLING TYPE: APARTMENTS	POPULATION FACTOR: 2.17	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY**			FT 562	832	733	0	99	909	123	1,032	7007.07	924B
ASBURY ASSISTED LIVING**			FT562	133	133	0	0	165	0	133	7007.07	
BROOK MANOR	R		FT 562	11	11	0	0	24	0	24	7007.07	101
CHESLINE	R		FT 341	22	22	0	0	48	0	48	7007.07	126
CRESTWOOD TERRACE	R		FT 562	108	108	0	0	234	0	234	7007.08	906
DALAMAR	R		FT 342	120	120	0	0	260	0	260	7007.07	117
DEER PARK APARTMENTS	R		FT 562	22	22	0	0	48	0	48	7007.08	906
DEER PARK GARDENS	R		FT 561	40	38	2	0	82	0	82	7007.04	303
DIAMOND COURTS	R		FT 562	26	26	0	0	56	0	56	7007.08	906
DIAMOND OAK CONDOS	C		FT 562	36	36	0	0	78	0	78	7007.07	105
FOREST OAK/NAGEL	R		FT 562	11	11	0	0	24	0	24	7007.07	101
FOREST OAK TOWERS	R		FT 342	175	175	0	0	380	0	380	7007.07	929
FREESTATE	R		FT 342	16	16	0	0	35	0	35	7007.07	117
GAITHER HOUSE	R		FT 561	95	95	0	0	206	0	206	7007.04	303
LANIGAN	R		FT 561	5	5	0	0	11	0	11	7007.04	303
KING	R		FT 562	9	9	0	0	20	0	20	7007.07	102
LAKESIDE	R		FT 561	45	45	0	0	98	0	98	7007.04	303
LAR-KEN	R		FT 562	44	44	0	0	95	0	95	7007.08	906
LYN-BROOK/NAGEL	R		FT 562	8	8	0	0	17	0	17	7007.07	101
MONTGOMERY HOUSE	R		FT 561	50	50	0	0	109	0	109	7007.04	303
OLDE TOWNE (MAGRUDER)***	R		FT 561	384	0	0	384	0	833	833	7007.07	901A
CAMDEN AT SAYBROOKE	C		GT 122	252	252	0	0	547	0	547	7007.08	901A
SCHNEIDER/HOUSER	R		FT 342	33	31	2	0	67	0	67	7007.07	929
SEIDL	R		FT 562	11	11	0	0	24	0	24	7007.07	101
SPRING RIDGE (LAKEFOREST PL.)	R		FT 561	204	204	0	0	443	0	443	7007.08	904 906
AMSIDE EAST	R		FT 562	237	237	0	0	514	0	514	7007.08	906
AMSIDE WEST	R		FT 562	182	179	3	0	388	0	388	7007.08	905 906
SUMMIT CREST	R		FT 562	232	231	1	0	501	0	501	7007.08	907 906
TY GWYN (CROWN)	R		FT 562	25	25	0	0	54	0	54	7007.08	906
VILLA RIDGE (VICTORY FARM)	C		FT 562	417	417	0	0	905	0	905	7007.08	906
WAYNE GARDENS	R		FT 561	23	23	0	0	50	0	50	7007.04	303
WELLS/KEATING (MILLS/NASH)	R		FT 561	18	8	10	0	17	0	17	7007.07	105
WHETSTONE	R		FT 342	102	102	0	0	221	0	221	7007.07	928
WOODLAWN PARK	R		FT 342	44	44	0	0	95	0	95	7007.07	928
YOUNG (KING II)	R		FT 562	6	6	0	0	13	0	13	7007.07	102
APARTMENT SUBTOTAL				3,978	3,477	18	483	6,740	956	7,664		

** POPULATION FACTOR: 1.24

*** WILL BE CONSTRUCTED ON THE SITE THAT CONTAINED OLDE TOWNE APTS.

DWELLING TYPE: SPECIAL PLACES	POPULATION FACTOR: SPECIAL	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY NURSING HOME****			FT562	1	1	0	0	285	0	285	7007.07	924
WELLS-ROBERTSON HOUSE*****			FT561	1	1	0	0	14	0	14	7007.04	109,110,111,203,210,301,302,303
SPECIAL PLACES SUBTOTAL				2	2	0	0	299	0	299		

**** POPULATION FACTOR: 285

***** POPULATION FACTOR: 14

NEIGHBORHOOD 1 TOTAL				6,035	5,465	43	527	13,044	1,088	14,100		
----------------------	--	--	--	-------	-------	----	-----	--------	-------	--------	--	--

CITY OF GAITHERSBURG JANUARY 1999 DWELLING UNITS AND ESTIMATED POPULATION
--

1-Jan-99

NEIGHBORHOOD 2 BRIGHTON	DWELLING UNITS	CURRENT AND ESTIMATED POPULATION	CENSUS
----------------------------	----------------	-------------------------------------	--------

DWELLING TYPE: SINGLE FAMILY		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR:	H TAX	TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
3.15	C MAP									
BRIGHTON WOODS	FS 563	139	139	0	0	438	0	438	7007.05	201 302 303 304
BROWN'S ADDITION	FT 341	176	176	0	0	554	0	554	7007.05	103,104,105,106,201,304,305,307
DESELLUM OAKS	FT 341	11	4	0	7	13	22	35	7007.05	201 302
KRA-BAR GARDENS	FS 563	28	28	0	0	88	0	88	7007.05	201 302
LONDONDERRY/WATER'S WAY	FT 341	18	18	0	0	57	0	57	7007.07	118 304 305 306 307
MEEM'S ADDITION	FT 341	49	49	0	0	154	0	154	7007.07	103 110 111 115
OBSERVATORY HEIGHTS	FT 341	60	60	0	0	189	0	189	7007.05	103 107 119 201
ROSEMONT	FS 563	51	51	0	0	161	0	161	7007.05	401A,402,406,407,408,410
SUNNYSIDE COURTS	FT 341	18	18	0	0	57	0	57	7007.05	304
SUMMIT HALL ESTATES	FT 341	32	32	0	0	101	0	101	7007.05	302 304
SUMMIT HALL-SUMMIT PARK	FT 561	16	16	0	0	50	0	50	7007.05	304 119 201
THOMAS ADDITION	FT 341	2	2	0	0	6	0	6	7007.05	201 304
SINGLE FAMILY SUBTOTAL		600	593	0	7	1,868	22	1,890		

DWELLING TYPE: TOWNHOUSES		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR:	H TAX	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP.		
2.89	C MAP									
BRIGHTON EAST I CONDOS	C FS 343	45	45	0	0	130	0	130	7007.05	312
BRIGHTON EAST II CONDOS	C FS 343	69	69	0	0	199	0	199	7007.05	307 308
BRIGHTON EAST III CONDOS	C FS 343	41	41	0	0	118	0	118	7007.05	307
CEDAR VILLAGE CONDOS	C FS 563	45	45	0	0	130	0	130	7007.05	313
CASEY TOWNHOUSES (RENTALS)	R FS 563	12	12	0	0	35	0	35	7007.05	301
DEER PARK PLACE	H FS 343	145	145	0	0	419	0	419	7007.05	312
FOXWOOD	H FT 341	112	112	0	0	324	0	324	7007.05	
SPRINGHOLLOW	H FT 341	11	11	0	0	32	0	32	7007.05	
TOWNHOUSE SUBTOTAL		480	480	0	0	1,387	0	1,387		

DWELLING TYPE: APARTMENTS		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR:	H TAX	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP.		
2.17	C MAP									
DIAMOND HOUSE	R FT 341	17	17	0	0	37	0	37	7007.05	103
EXECUTIVE GARDENS	R FT 561	85	84	1	0	182	0	182	7007.05	103
FIRESIDE CONDOS	C FS 343	258	258	0	0	560	0	560	7007.05	309 310 311 314 315
LILAC GARDENS CONDOS	C FT 341	31	31	0	0	67	0	67	7007.05	103
ROSEDALE	R FS 563	192	191	1	0	414	0	414	7007.05	407 410
SEIDL 49 W. DIA.	R FT 341	35	35	0	0	76	0	76	7007.05	103
STRATFORD PLACE	R FT 561	350	349	1	0	757	0	757	7007.05	201
SUMMIT HALL	R FT 341	22	22	0	0	48	0	48	7007.05	203
WEST DEER PARK	R FS 563	198	198	0	0	430	0	430	7007.05	202
APARTMENT SUBTOTAL		1,188	1,185	3	0	2,571	0	2,571		

NEIGHBORHOOD 2 TOTAL		2,268	2,258	3	7	5,827	22	5,849
-----------------------------	--	--------------	--------------	----------	----------	--------------	-----------	--------------

CITY OF GAITHERSBURG JANUARY 1999 DWELLING UNITS AND ESTIMATED POPULATION
--

-Jan-99

NEIGHBORHOOD 3 MUDDY BRANCH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
--------------------------------	----------------	-----------------------------------	--------

DWELLING TYPE: SINGLE FAMILY				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
3.15 C MAP												
MISSION HILLS	H	FS 341		52	52	0	0	164	0	164	7008.01	913
WASH. VILLAGE (CRESTFIELD)		FS 342		90	90	0	0	284	0	284	7008.01	906A
SINGLE FAMILY SUBTOTAL				142	142	0	0	447	0	447		

DWELLING TYPE: TOWNHOUSES				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
2.89 C MAP												
BRIGHTON WEST I CONDOS	C	FS 343		49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST II CONDOS	C	FS 343		46	46	0	0	133	0	133	7008.01	901A
BRIGHTON WEST III CONDOS	C	FS 343		49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST IV CONDOS	C	FS 343		52	52	0	0	150	0	150	7008.01	901A
BRIGHTON WEST V CONDOS	C	FS 343		59	59	0	0	171	0	171	7008.01	901A
GATEWAY PK @ WASH CTR	H	FS 342		83	13	0	70	38	202	240	7008.01	901A
GREENS OF WARTHER	C	FS 342		159	159	0	0	460	0	460	7008.01	909A
PARK SUMMIT	H	FS 343		323	323	0	0	933	0	933	7008.01	901A
SHADY GROVE VILLAGE I PAR B	H	FS 342		177	177	0	0	512	0	512	7008.01	904 907 908
SHADY GROVE VILLAGE II PAR 2	C	FS 342		122	122	0	0	353	0	353	7008.01	904 906
SHADY GROVE VILLAGE II PAR 3	C	FS 342		108	108	0	0	312	0	312	7008.01	904
SHADY GROVE VILLAGE III SEC.2	H	FS 342		80	80	0	0	231	0	231	7008.01	906
TOWNS OF WARTHER	H	FS 342		335	335	0	0	968	0	968	7008.01	909A
WASHINGTONIAN TOWNS	H	FS 342		212	212	0	0	613	0	613	7008.01	909A 912
TOWNHOUSE SUBTOTAL				1,854	1,784	0	70	5,156	202	5,358		

DWELLING TYPE: APARTMENTS				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
2.17 C MAP												
BRIGHTON VILLAGE	R	FS 343		600	596	4	0	1,293	0	1293	7008.01	902 903
GOVERNOR'S SQUARE	R	FS 343		238	238	0	0	516	0	516	7008.01	901A
PARK SUMMIT CONDOMINIUMS	C	FS 343		72	72	0	0	156	0	156	7008.01	901A
SUBURBAN PARK	R	FS 342		168	168	0	0	365	0	365	7008.01	906A
APARTMENT SUBTOTAL				1,078	1,074	4	0	2,331	0	2331		

NEIGHBORHOOD 3 TOTAL				3,074	3,000	4	70	7,934	202	8,136		
----------------------	--	--	--	-------	-------	---	----	-------	-----	-------	--	--

1-Jan-99	CITY OF GAITHERSBURG JANUARY 1999 DWELLING UNITS AND ESTIMATED POPULATION
----------	--

NEIGHBORHOOD 4 KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
-----------------------------	----------------	-----------------------------------	--------

DWELLING TYPE: SINGLE FAMILY				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.		
3.15 C MAP												
KENTLANDS:												
GATEHOUSE	H	ES 562		146	144	0	2	454	6	460	7008.06	106
HORSESHOE LOTS	H	ES 563		2	2	0	0	6	0	6	7008.06	105
HILL DISTRICT II	H	ES 563		49	49	0	0	154	0	154	7008.06	105
HILL DISTRICT III	H	ES 562		70	70	0	0	221	0	221	7008.06	105
HILL DISTRICT IV	H	ES 562		74	74	0	0	233	0	233	7008.06	105
LOWER LAKE DISTRICT	H	ES 563		16	16	0	0	50	0	50	7008.06	105
MIDDLE AND UPPER LAKE (SDP-4)	H	ES 563		64	53	0	11	167	35	202	7008.06	105
MIDTOWN PHASE I	H	ES 563		16	8	0	8	25	25	50	7008.06	105
MIDTOWN PHASE II	H	ES 563		17	0	0	17	0	54	54	7008.06	105
OLD FARM PHASE I	H	ES 563		17	17	0	0	54	0	54	7008.06	105
OLD FARM PHASE II	H	ES 562		5	5	0	0	16	0	16	7008.06	105
OLD FARM PHASE III	H	ES 562		14	14	0	0	44	0	44	7008.06	105
TSCHIFFELY SQUARE	H	ES 562		28	27	0	1	85	3	88	7008.06	105
KENTLANDS SUBTOTAL				518	479	0	39	1,509	123	1,632		
LAKELANDS												
GATEHOUSE	H	FS122		26	0	0	26	0	82	82	7008.06	105
PHASE I	H	FS122		187	0	0	187	0	589	589	7008.06	105
QUINCE ORCHARD PARK:												
PHASE I		FS 123		116	34	0	82	107	258	365	7008.06	105B
PHASE II		FS 123		174	0	0	174	0	548	548	7008.06	105B
WASHINGTONIAN WOODS		FT 121		375	375	0	0	1,181	0	1,181	7008.06	105
WESTLEIGH		FS 121		192	192	0	0	605	0	605	7008.06	105A 106 107 108
WOODS AT MUDDY BRANCH		FT 121		71	66	0	5	208	16	224	7008.06	105
SINGLE FAMILY SUBTOTAL				1,659	1,146	0	513	3,610	1,616	5,226		

DWELLING TYPE: TOWNHOUSES				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
2.89 C MAP												
KENTLANDS:												
GATEHOUSE	H	ES 562		46	46	0	0	133	0	133	7008.06	105
HILL DISTRICT I	H	ES 563		10	10	0	0	29	0	29	7008.06	105
HILL DISTRICT II	H	ES 563		43	43	0	0	124	0	124	7008.06	105
HILL DISTRICT I (SDP) KENDRICK	C	ES 563		6	6	0	0	17	0	17	7008.06	105
HILL DISTRICT IV	H	ES 563		23	23	0	0	66	0	66	7008.06	105
HORSESHOE LOTS	H	ES 563		32	32	0	0	92	0	92	7008.06	105
MIDTOWN PHASE I	H	ES 563		21	5	0	16	14	46	61	7008.06	105
MIDTOWN PHASE II	H	ES 563		67	0	0	67	0	194	194	7008.06	105
OLD FARM PHASE II	H	ES 562		7	7	0	0	20	0	20	7008.06	105
OLD FARM PHASE III	H	ES 562		23	23	0	0	66	0	66	7008.06	105
MIDDLE & UPPER LAKE (SDP-4)	H	ES 562		21	21	0	0	61	0	61	7008.06	105
ROCKY GORGE (KENTLANDS RIDGE)	H	ES 563		51	51	0	0	147	0	147	7008.06	105
TSCHIFFELY SQUARE	H	FS 123		31	28	0	3	81	9	90	7008.06	105
KENTLANDS SUBTOTAL				381	295	0	86	836	249	1,101		
AMBERFIELD												
PHASE I	H	FS122		86	0	0	86	0	248	248	7008.06	105
PHASE II	H	FS122		35	0	0	35	0	101	101	7008.06	105
THE ORCHARDS												
PHASE I		FS 123		86	78	0	8	225	23	249	7008.06	105B
PHASE II		FS 123		78	0	0	78	0	225	225	7008.06	105B
TOWNHOUSE SUBTOTAL				1,226	933	0	293	2,617	847	3,543		

CITY OF GAITHERSBURG JANUARY 1999 DWELLING UNITS AND ESTIMATED POPULATION
--

1-Jan-99

NEIGHBORHOOD 4, CONTINUED KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
--	----------------	-----------------------------------	--------

DWELLING TYPE: APARTMENTS			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
	POPULATION FACTOR:	H TAX	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
	2.17	C MAP									
KENTLANDS:											
COPPERFIELD CROSSING I-CONDOS	C	ES 562	56	56	0	0	122	0	122	7008.06	105
HILL DISTRICT I (KENDRICK PL) CONDOS	C	ES 563	84	84	0	0	182	0	182	7008.06	105
COPPERFIELD CROSSING II-CONDOS	C	ES 563	28	28	0	0	61	0	61	7008.06	105
KENTLANDS RIDGE CONDOS	C	ES 563	60	60	0	0	130	0	130	7008.06	105
MIDTOWN, PHASE I APTS	R	ES 563	221	0	0	221	0	480	480	7008.06	105
SECTION 4 CENTEX	C	FS 123	70	0	0	70	0	152	152	7008.06	105
SECTION 4 BOZUTTO	C	FS 123	120	0	0	120	0	260	260	7008.06	105
BEACON SQUARE APTS	R	FS 123	240	240	0	0	521	0	521	7008.06	105
KENTLANDS SUBTOTAL			879	468	0	411	1,016	892	1,907		
LAKELANDS:											
PHASE I (SECTION I)		FS 122	462	0	0	462	0	1,003	1,003	7008.06	105B
QUINCE ORCHARD PARK:											
PHASE I		FS 123	0	0	0	0	0	0	0	7008.06	105B
PHASE II-CONDOS	C	FS 123	126	0	0	126	0	273	273	7008.06	105B
TIMBERBROOK-CONDOS	C	FS 342	168	168	0	0	365	0	365	7008.06	105
WASHINGTONIAN WOODS APTS/CONDOS	C	FS 122	200	200	0	0	434	0	434	7008.06	105
APARTMENT SUBTOTAL			1,835	836	0	999	1,814	2,168	3,982		

DWELLING TYPE: OTHER			UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
	POPULATION FACTOR:	H TAX	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP		
	1.00	C MAP									
KENTLANDS: URBAN COTTAGES											
GATEHOUSE, OLD FARM	H	ES 563	45	26	0	19	26	19	45	7008.06	105
HILL DISTRICT	H	ES 563	44	0	0	44	0	44	44	7008.06	105
MIDDLE AND UPPER LAKE	H	ES 563	31	1	0	30	1	30	31	7008.06	105
MIDTOWN, PHASE II	H	ES 563	17	0	0	17	0	17	17	7008.06	105
LAKELANDS: URBAN COTTAGES											
PHASE I SECTION I	H	FS 122	13	0	0	13	0	13	13	7008.06	105
PHASE I SECTION II	H	FS 122	83	0	0	83	0	83	83	7008.06	105
KENTLANDS: LIVE/WORK UNITS											
MIDTOWN, PHASE II	H	ES 563	30	0	0	30	0	30	30	7008.06	105
LAKELANDS: LIVE/WORK UNITS											
PHASE I SECTION I	H	FS 122	16	16	0	0	16	0	16	7008.06	105
OTHER DWELLING SUBTOTAL			279	43	0	236	43	236	279		

NEIGHBORHOOD 4 TOTAL	4,999	2,958	0	2,041	8,084	4,867	13,030
----------------------	-------	-------	---	-------	-------	-------	--------

* KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS AND/OR FINAL SITE PLAN APPROVALS

NOTE: URBAN COTTAGE IS AN ACCESSORY APARTMENT ABOVE A GARAGE.
 LIVE/WORK UNITS ARE APARTMENTS ABOVE COMMERCIAL USES.

CITY OF GAITHERSBURG

JANUARY 1999

1-Jan-99

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 5 DIAMOND FARMS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
---------------------------------	----------------	-----------------------------------	--------

DWELLING TYPE: SINGLE FAMILY				UNIT				CURRENT			TRACT	BLOCK
POPULATION FACTOR: H TAX 3.15 C MAP				TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	POP.	PROJECTED GROWTH	PROJECTED FUT POP.		
BRIDLEWOOD (FERNSHIRE)	H	ES 563		80	80	0	0	252	0	252	7008.05	501
DIAMOND COURTS		FT 121		200	200	0	0	630	0	630	7008.05	407 410 411 412 501
DIAMOND HOUSE		FT 122		1	1	0	0	3	0	3	7008.05	301
FERNSHIRE WOODS	H	ET 561		14	14	0	0	44	0	44	7008.05	501
HIDDEN ORCHARDS	H	FT 121		23	23	0	0	72	0	72	7008.05	501
HUNTER'S TRACE		FT 121		33	33	0	0	104	0	104	7008.05	411
JOAN'S HILL		FT 122		8	8	0	0	25	0	25	7007.06	905A
LEAFY OVERLOOK		FT 122		3	3	0	0	9	0	9	7008.05	402
LONGDRAFT ESTATES	H	ES 563		40	40	0	0	126	0	126	7008.05	501
LONGDRAFT OAKS		FT 123		12	2	0	10	6	32	38	7007.06	905B
ORCHARD HILLS	H	FT 122		91	91	0	0	287	0	287	7008.05	501
PHEASANT RUN	H	FT 122		152	152	0	0	479	0	479	7008.05	301,304,305,306,307,308,403,404,405
RELDA SQUARE	H	ET 561		68	68	0	0	214	0	214	7008.05	501
WEST RIDING		ET 561		105	105	0	0	331	0	331	7008.05	407 501
SINGLE FAMILY SUBTOTAL				830	820	0	10	2,583	32	2,615		

DWELLING TYPE: TOWNHOUSES				UNIT				CURRENT			TRACT	BLOCK
POPULATION FACTOR: H TAX 2.89 C MAP				TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	POP.	PROJECTED GROWTH	PROJECTED FUT POP.		
BENNINGTON (ECHO DALE)	H	FT 122		296	296	0	0	855	0	855	7007.06	904 907 910
DIAMOND FARMS	H	FT 121		270	270	0	0	780	0	780	7008.05	101 102 501 503
DORSEY ESTATES	H	FT 122		49	49	0	0	142	0	142	7007.06	907
FERNSHIRE FARMS/COVENTRY	H	FS 123		342	342	0	0	988	0	988	7008.05	501
ORCHARD PLACE	H	FT 121		156	156	0	0	451	0	451	7008.05	101 102
ORCHARD GLEN		FT 122		33	33	0	0	95	0	95	7008.05	
PHEASANT RUN (DUPLEXES)	H	FT 122		64	64	0	0	185	0	185	7008.05	301 304 305 402
SENECA MEWS		FT 121		30	30	0	0	87	0	87	7008.05	304
TOWNHOUSE SUBTOTAL				1,240	1,240	0	0	3,584	0	3,584		

DWELLING TYPE: APARTMENTS				UNIT				CURRENT			TRACT	BLOCK
POPULATION FACTOR: H TAX 2.17 C MAP				TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	POP.	PROJECTED GROWTH	PROJECTED FUT POP.		
DIAMOND SQUARE	R	FT 342		120	120	0	0	260	0	260	7007.06	914
ORCHARD POND	R	FT 122		747	743	4	0	1,612	13	1,625	7007.06	908 918 919
POTOMAC OAKS CONDOS	C	FT 121		540	539	1	0	1,170	3	1,173	7008.05	101 102
QUINCE ORCHARD CLUSTERS	R	FT 122		684	684	0	0	1,484	0	1,484	7008.05	204 301
APARTMENT SUBTOTAL				2,091	2,086	5	0	4,527	16	4,542		

NEIGHBORHOOD 5 TOTAL				4,161	4,146	5	10	10,693	47	10,740		
----------------------	--	--	--	-------	-------	---	----	--------	----	--------	--	--

CITY OF GAITHERSBURG JANUARY 1999 DWELLING UNITS AND ESTIMATED POPULATION
--

NEIGHBORHOOD 6 GAITHERSBURG NORTH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
--------------------------------------	----------------	-----------------------------------	--------

DWELLING TYPE: SINGLE FAMILY				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
POPULATION FACTOR: 3.15	H C	TAX MAP										
SCATTERED @ WATKINS MILL RD.			FU 341	3	3	0	0	9	0	9	7007.07	903A
SINGLE FAMILY SUBTOTAL				3	3	0	0	9	0	9		

DWELLING TYPE: TOWNHOUSES				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
POPULATION FACTOR: 2.89	H C	TAX MAP										
CARRIAGE HILL	H		FT 343	39	39	0	0	113	0	113	7007.07	903A
MONTGOMERY MEADOWS SEC. I	H		FT 343	158	158	0	0	457	0	457	7007.07	911 912
MONTGOMERY MEADOWS SEC. II	H		FU 341	207	207	0	0	598	0	598	7007.07	905
MONTGOMERY MEADOWS SEC. III	H		FU 341	93	93	0	0	269	0	269	7007.07	905
(LAKEFOREST GLEN)												
WOODLAND HILLS	H		FT 343	258	258	0	0	746	0	746	7007.07	903A 904
TOWNHOUSE SUBTOTAL				755	755	0	0	2,182	0	2,182		

DWELLING TYPE: APARTMENTS				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
POPULATION FACTOR: 2.17	H C	TAX MAP										
HUNT CLUB	R		FT 343	336	333	3	0	723	0	723	7007.07	919A
MONTGOMERY KNOLLS	R		FT 343	210	210	0	0	456	0	456	7007.07	911
VILLAGE OVERLOOK (HYDE PARK)	C		FT 343	270	270	0	0	586	0	586	7007.07	903
WINDBROOKE CONDOS	C		FU 341	130	130	0	0	282	0	282	7007.07	903
APARTMENT SUBTOTAL				946	943	3	0	2,046	0	2,046		

NEIGHBORHOOD 6 TOTAL				1,704	1,701	3	0	4,238	0	4,238		
----------------------	--	--	--	-------	-------	---	---	-------	---	-------	--	--

CITY OF GAITHERSBURG

JANUARY 1, 1999

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD AREA	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	*OTHER USES NON/RES	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION*
NEIGHBORHOOD 1	6,035	5,465	43	527	13,044	1,088	14,130
NEIGHBORHOOD 2	2,268	2,258	3	7	5,827	22	5,849
NEIGHBORHOOD 3	3,074	3,000	4	70	7,934	202	8,136
NEIGHBORHOOD 4	4,999	2,958	0	2,041	8,084	4,867	13,030
NEIGHBORHOOD 5	4,161	4,146	5	10	10,693	47	10,740
NEIGHBORHOOD 6	1,704	1,701	3	0	4,238	0	4,238
OVERALL CITY TOTALS	22,241	19,528	58	2,655	49,819	6,226	56,092

APPROVED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,315	740	3,978	2	6,035
NEIGHBORHOOD 2	600	480	1,188		2,268
NEIGHBORHOOD 3	142	1,854	1,078		3,074
NEIGHBORHOOD 4	1,659	1,226	1,835	279	4,999
NEIGHBORHOOD 5	830	1,240	2,091		4,161
NEIGHBORHOOD 6	3	755	946		1,704
OVERALL CITY TOTALS	4,549	6,295	11,116	281	22,241

COMPLETED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,276	710	3,477	2	5,465
NEIGHBORHOOD 2	593	480	1,185		2,258
NEIGHBORHOOD 3	142	1,784	1,074		3,000
NEIGHBORHOOD 4	1,146	933	836	43	2,958
NEIGHBORHOOD 5	820	1,240	2,086		4,146
NEIGHBORHOOD 6	3	755	943		1,701
OVERALL CITY TOTALS	3,980	5,902	9,601	45	19,528

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT	FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,549	20.5 %	3,980	20.4 %	569	21.0 %
TOWNHOUSE UNITS	6,295	28.3 %	5,902	30.2 %	393	14.5 %
APARTMENT UNITS	11,116	50.0 %	9,601	49.2 %	1,515	55.8 %
OTHER	281	1.3 %	45	0.2 %	236	8.7 %
OVERALL CITY TOTALS	22,241	100.0 %	19,528	100.0 %	2,713	100.0 %

Footnotes

* Dwelling units, such as an apartment, currently used for non-residential, e.g. office or storage

** Category of "other" referring to Urban Cottages or institution